Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4a Maskell Crescent, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$850,000	&	\$925,000
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Median sale price

Median price	\$1,408,500	Pro	perty Type	House		Suburb	Lower Plenty
Period - From	01/04/2023	to	30/06/2023		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2/23 Woodland Gr MONTMORENCY 3094	\$925,000	28/05/2023
2	1/4 Leslie Ct LOWER PLENTY 3093	\$920,000	15/07/2023
3	2/209 Nepean St GREENSBOROUGH 3088	\$865,000	04/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/09/2023 15:29





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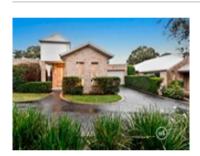


Property Type: House Land Size: 323 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$925,000 **Median House Price** June quarter 2023: \$1,408,500

Comparable Properties



2/23 Woodland Gr MONTMORENCY 3094 (REI/VG)

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Price: \$925,000 Method: Private Sale

Date: 28/05/2023 Rooms: 4

Property Type: Townhouse (Res) Land Size: 280 sqm approx

Agent Comments

Agent Comments

Agent Comments



Price: \$920.000





Single level unit but very similar location in Lower Plenty

Method: Auction Sale Date: 15/07/2023 Property Type: Unit

Land Size: 339 sqm approx



2/209 Nepean St GREENSBOROUGH 3088

(REI)

Price: \$865,000 Method: Private Sale Date: 04/08/2023

Property Type: House (Res) Land Size: 178 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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